

043.A

0007

0040.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

955,300 / 955,300

USE VALUE:

955,300 / 955,300

ASSESSED:

955,300 / 955,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
40		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LIN BO-HUEI &	
Owner 2: JI CHAO	
Owner 3:	
Street 1: 40 PARK STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: SERABIAN DAVID A & -	
Owner 2: SERABIAN TRACY L WALLACE -	
Street 1: 10 MARY STREET	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 2171 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

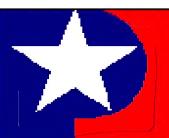
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7366	Topo	-5
-----	-------	---	---------	------	---	----	------	------	------	----

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	955,300			955,300		317342
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18



**Patriot
Properties Inc.**

USER DEFINED

Prior Id # 1: 30745

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

16236!

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	043.A-0007-0040.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	102	FV	955,300	0	.	955,300		Year end	12/23/2021
2021	102	FV	955,300	0	.	955,300		Year End Roll	12/10/2020
2020	102	FV	938,600	0	.	938,600		Year End Roll	12/18/2019
2019	102	FV	914,400	0	.	914,400		Year End Roll	1/3/2019
2018	102	FV	833,500	0	.	833,500		Year End Roll	12/20/2017
2017	102	FV	749,100	0	.	749,100		Year End Roll	1/3/2017

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SERABIAN DAVID	65478-398		6/3/2015			796,000	No	No					

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/31/2018		Measured									DGM	D Mann					
2/22/2016		NEW CONDO									PC	PHIL C					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 8 - Condo TnHs.		Full Bath: 2	Rating: Very Good	A Bath:	Rating:	Master Deed 65430-166.																							
Sty Ht: 2H - 2 & 1/2 Sty		3/4 Bath:	Rating:																										
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																										
Foundation: 6 - Slab		1/2 Bath: 1	Rating: Very Good																										
Frame: 1 - Wood		A HBth:	Rating:																										
Prime Wall: 4 - Vinyl		OthrFix:	Rating:																										
Sec Wall:	%																												
Roof Struct: 1 - Gable		RESIDENTIAL GRID																											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																									
Color: BEIGE		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
View / Desir:		Fpl: 1	Rating: Very Good	Other																									
GENERAL INFORMATION				WSFlue:	Rating:	Upper																							
Grade: B- - Good (-)																													
Year Blt: 2014	Eff Yr Blt:																												
Alt LUC:	Alt %:																												
Jurisdct: G17	Fact: .																												
Const Mod:																													
Lump Sum Adj:																													
INTERIOR INFORMATION				CONDOS INFORMATION																									
Avg Ht/FL: STD		Location:																											
Prim Int Wal 1 - Drywall		Total Units:																											
Sec Int Wall:	%	Floor: M - Multi-Level																											
Partition: T - Typical		% Own: 50.000000000																											
Prim Floors: 3 - Hardwood		Name:																											
Sec Floors:	%	DEPRECIATION																											
Bsmnt Flr: 12 - Concrete		Phys Cond: VG - Very Good	1.5 %	Exterior:	No Unit	RMS	BRS	FL																					
Subfloor:		Functional:	%	Interior:	1	6	3																						
Bsmnt Gar: 1		Economic:	%	Additions:																									
Electric: 3 - Typical		Special:	%	Kitchen:																									
Insulation: 2 - Typical		Override:	%	Baths:																									
Int vs Ext: S																													
Heat Fuel: 2 - Gas		Plumbing:																											
Heat Type: 1 - Forced H/Air		Electric:																											
# Heat Sys: 1		Heating:																											
% Heated: 100	% AC: 100	General:																											
Solar HW: NO	Central Vac: NO	CALC SUMMARY																											
% Com Wal	% Sprinkled	Basic \$ / SQ: 250.00	COMPARABLE SALES																										
												Rate	Parcel ID	Typ	Date	Sale Price													
												Size Adj.: 0.77637035																	
												Const Adj.: 0.94990498																	
												Adj \$ / SQ: 184.370																	
												Other Features: 65760																	
												Grade Factor: 1.21																	
												NBHD Inf: 1.72000003																	
												NBHD Mod:																	
												LUC Factor: 1.00																	
												WtAv\$/SQ:	AvRate:	Ind.Val															
												Juris. Factor: 1.00	Before Depr:	383.71															
												Depreciation: 14548	Special Features: 0	Val/Su Net:	440.03														
												Deprecated Total: 955345	Final Total: 955300	Val/Su SzAd	440.03														
MOBILE HOME												Make:	Model:	Serial #	Year:	Color:													
SPEC FEATURES/YARD ITEMS												PARCEL ID 043.A-0007-0040.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N	Total Yard Items:													Total Special Features:															
												Total:																	